



# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

## Holiday Inn Express Suites Project

This notice serves as the City of Hawaiian Garden's Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the Holiday Inn Express Suites Project (Project), prepared in accordance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines.

**PROJECT NAME:** Holiday Inn Express & Suites

**PROJECT LOCATION:** The Project site is located in the southern portion of the City of Hawaiian Gardens, which is located in the southeast region of the County of Los Angeles. The approximately 1.25-acre Project site is located at the northeast corner of Norwalk Boulevard and 226th Street. The rectangular site consists of one parcel (Assessor's Parcel Number 7076-033-910). The street address associated with the Project is 22434 Norwalk Boulevard, Hawaiian Gardens, California 90716. Surrounding land uses include commercial uses to the north, south and west, and residential uses to the north, south and east. Additionally, the Project site is not found on any of the lists enumerated under Section 65962.5 of the Government Code.

**LEAD AGENCY:** City of Hawaiian Gardens

**PROJECT DESCRIPTION:** The Project involves the construction of a four-story, approximately 42,164-square-foot, 71-unit hotel with a surface parking lot on a vacant, 1.25-acre lot. The Project would have a maximum height of 53 feet. The first floor would include a lobby area, guest rooms, a meeting room, offices, a bar and lounge (restricted to guests only during their temporary stay), fitness room, multipurpose room, business center, kitchen and breakfast area, public restrooms, laundry room, an outdoor pool and patio, storage areas, a pool equipment room, and a mechanical/electrical room. The second, third, and fourth floors would primarily consist of guest rooms and ancillary storage areas.

**NOTICE IS HEREBY GIVEN THAT** the City proposes to adopt an MND for the Project described above. The MND is based on the finding that the Project would not have a significant effect on the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, MND, and supporting materials are available for review in-person at the following locations:

City of Hawaiian Gardens	Hawaiian Gardens Library
21815 Pioneer Boulevard	11940 Carson Street
Hawaiian Gardens, California 90716	Hawaiian Gardens, California 90716

A copy of the Initial Study, MND and related documents is also available on the City's website:

**<https://www.hgcity.org/hg>**

Any comments and questions regarding the MND should be sent to Kevin Nguyen, Associate Planner, at either City of Hawaiian Gardens, Community Development Department, 21815 Pioneer Boulevard, Hawaiian Gardens, California 90716 or [knguyen@hgcity.org](mailto:knguyen@hgcity.org) or 562-420-2641 ext. 246.

**PUBLIC REVIEW PERIOD:**                      **Begins: March 6, 2020**                      **Ends: April 6, 2020**

In accordance with the CEQA guidelines, any comments concerning the findings of the proposed MND must be submitted in writing and received by the City no later than 5:00 p.m. on April 6, 2020 in order to be considered prior to the City's final determination on the Project. Should you decide to challenge this Project, you may be limited to the issues raised during this public review period.